

BLOCK 16 LOT 15
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

TEMPLE THOMAS & JENNIFER
55371 BEAR RUN RD
CALLAHAN, FL 32011

2024

46-2N-25-197D-0016-0150



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	08
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	147,266
FGR	616	55	339	29,161
FOP	48	30	14	1,204
FUS	2,176	100	2,176	187,180
USP	380	30	114	9,806
TOTALS	4,932		4,355	374,617

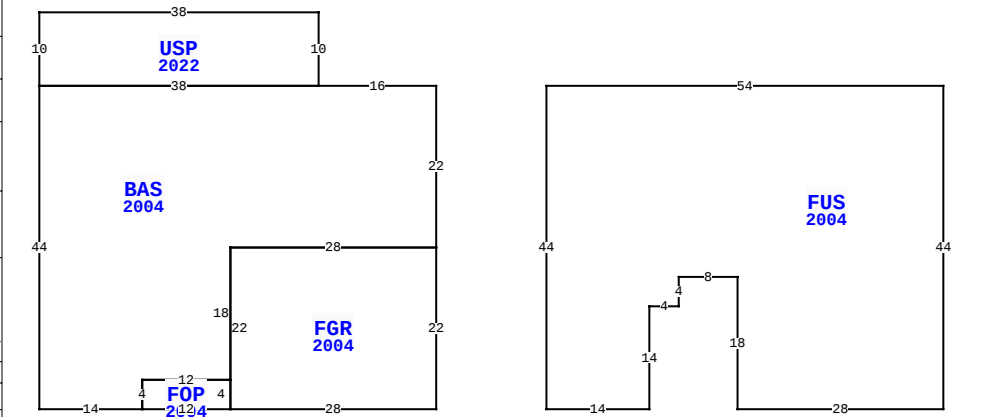
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0 100	0 0	1,814.00	SF	4.00	4.00	100	2004	2004	3	84	6,095	
2	0940	SHEDS/PORT	0 100	12 24	288.00	SF	30.00	30.00	100	2021	2021	3	93	8,035	
3	0861	POOL GUNIT	0 100	0 0	595.00	SF	85.00	85.00	100	2022	2022	3	98	49,564	
4	0871	POOL HTR R	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	
5	0855	CONC PAVER	0 100	0 0	545.00	SF	10.00	10.00	100	2022	2022	3	100	5,450	
6	0911	SCRN RM A	0 100	38 30	1,140.00	SF	17.50	17.50	100	2022	2022	3	97	19,352	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 01/20/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS														1 SNGL FAM - 100% - 2021		Heated Area: 3888		HX Base Yr 2021	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND							
0900	01	4,355	101.2000	126.50	550,908	2004	2009	0	0	25	7.00	68.00							



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	04/04/2024 MLU

55371 BEAR RUN RD, CALLAHAN

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		374,617	
TOTAL MARKET OB/XF VALUE		90,436	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		520,053	
SOH/AGL Deduction		113,120	
ASSESSED VALUE		406,933	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		356,933	
TOTAL JUST VALUE		520,053	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		501,114	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006525	ADDITION	24,177	04/26/2022
22005410	SWIM POOL	98,600	04/07/2022
21001883	SHED	14,051	02/17/2021
20005150	REPAIR/RRF	10,500	06/15/2020
B13035	XFOB	3,000	06/01/2004
B12162	NEW CONSTR	279,396	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2371/1781	6/22/2020	WD	Q	I	01	328,000
GRANTOR: CROOK RICKY E & SHERE						
GRANTEE: TEMPLE THOMAS & JEN						
1894/1688	12/13/2013	SW	U	I	12	207,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: CROOK RICKY E & SHE						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2004] W16 USP=[YR=2022] N10 W38 S10 E38\$ W38 S44 E14
FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22\$ N4 W12 S4\$
N4 E12 N18 E28 N22\$ PTR=E15 FUS=[YR=2004] E54 S44 W28 N18 W8
S4 W4 S14 W14 N44\$ W15\$.